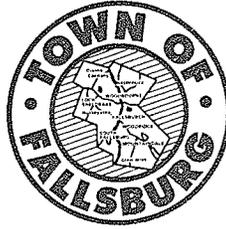


DONNA AKERLEY

*Town Clerk, Registrar
Tax Collector
and Marriage Officer*

www.townoffallsburg.com



TOWN CLERK'S OFFICE
TOWN OF FALLSBURG

P.O. Box 2019
19 Railroad Plaza
South Fallsburg, New York 12779
Phone: (845) 434-8810 Ext. 1
Fax: (845) 434-8809

Monday, April 25, 2016
The Town of Fallsburg Town Board
Conducted a Work Session Meeting followed by a
Legislative Meeting at the Town Hall, 19 Railroad Plaza
South Fallsburg, NY 12779
6:00 pm

PRESENT:

Supervisor Steven Vegliante
Councilman Arnold Seletsky
Councilman Nathan Steingart
Councilman Joe Levner

Town Clerk Donna Akerley
Supervisor's Secretary Linda Ingber
Comptroller Scott Dubois
Attorney Jacob Billig
Assistant Attorney Paula Kay Drapkin
Engineer Will Illing
Code Enforcement Officer Mollie Messenger
County Legislator Ira Steingart

ABSENT:

Councilman Mike Weiner

** Supervisor Vegliante called the Work Session to order and asked Town Clerk Donna Akerley to lead in the pledge to the flag.

Motion by Councilman Seletsky, Seconded by Councilman Steingart

Motion carried 4 Ayes

Work Session: DISCUSSION

* Jay Zeiger – Mountain Stream Villas – PUD

Jacob Billig: Recused himself from any discussion regarding Mountain Stream Villas due to the fact he had previously represented them at one time.

Paula Kay Drapkin states: “This is what you have I believe it is a copy of a revised map. The language the actual pilot the proposed local, the following I have reviewed it with the applicant’s attorney. It fell more directly into what our regulations are in terms of lucrative unique characters with the development. We wanted to make sure it had some sort of commercial component to it, because our current law requires that. There was couple of other changes.”

Jay Zeiger states: “The map is not in its final form. It’s going to track basically the project substantially already reviewed by the planning board. The PUD law limits the number of units shown on the map. We have shown the commercial component at this particular location. The project is completely engineered in that design except add the commercial component. Keystone has reviewed the project on several occasions. The last comment on the review was one change that they wanted has been implemented.”

Paula Kay Drapkin states: “So we are all on the same page and clear, procedurally what has to happen now is the legislation has to be approved by the Town Board. It can be run simultaneously through the Planning Board there has to be Planning Board approval there is going to be a public hearing for the legislation and the site plan. Yes it is similar what we approved but basically we have to start over.”

Supervisor Steven Vegliante states: “It has to go through the whole process. As per my review, I will point out. The floor areas I want it to work as the maximum size of the units. Secondly the 25 foot sub act between side yards, do you have any idea when the water fall is going to allow that? The duplex is abased only in the sewer district. Don’t go down the road dividing a plan of 25 feet if you don’t have the space, must plan it that it is more than 25 feet. ”

Councilman Steingart states: “These are pretty big units up to 2700 square feet.”

Jay Zeiger states: “What we are trying to do is track what you already put on the books for a duplex development, even though this is not under the duplex contract that is already under the legislation.”

Councilman Seletsky states: “That is without an unfinished basement.”

Councilman Steingart states: "It says in here they can't finish the basement. The basement will be limited to 4 feet."

Supervisor Steven Vegliante states: "That is the wrong reel it is on the outside."

Councilman Seletsky states: "That is why the parking doesn't make sense. The minimum of two whole street parking spaces, it is not enough on a good day for what is going to go through that house."

Supervisor Steven Vegliante states: "We should keep a track of all our comments make sure they are provided to the Planning Board."

Jay Zeiger states: "Is it 2 or 2 ½ Arnold? Arnold is 2 ½ the next sentence says an additional ½ space per residential unit shall be common area."

Supervisor Steven Vegliante states: "Would you rather have the public hearing at the same time. Can we coordinate the planning board?"

Paula Kay Drapkin states: "I would rather do 2 public hearings. The project may change after the first public hearing. The public may want to comment on in this potential revised form. I think that you and the Planning Board will be really helpful to have your comments for the applicant and the same time I assume will be similar."

Supervisor Steven Vegliante states: "We will have a public hearing on May 23, 2016. Thereafter if we agree with the PUD at that point we will begin the Planning Process with the Planning Board again has a Public Hearing of course any environmental issues and what we pass and SEQR and other items will be addressed with the Planning Board."

* **Fallsburg's Future**

Kenny Weissen states: "I think that Fallsburg Future the name kind of pretty much tells you what we are about. We feel that with a lot of development going on in the area that sometimes by economics and politics it is difficult to look at the whole as supposed to getting stuck in the weeds. We are here as a group of residents that feel we can offer something to the board and to the community in a number of ways."

Brian Manowan states: "To begin with we are a community based non-profit organization that came together just this spring in response to the growth of the residential developments. Which do have a significant impact on character and quality in the Town of Fallsburg; our mission statement is to provide a means for public participation to promote sound and sustainable growth that is economically viable for all concerned. We are committed to the preservation and beautification of the rural

character of the Town of Fallsburg and for all its citizens. Generally we are interested in plan growth that is diverse and balanced. We would like to see aesthetically acceptable development that addresses certain aesthetic issues that have come into play in recent years. We would like to see development that is appropriate with the town size and the infrastructure and character of the town itself; a development that is environmentally sound and sustainable and like to draw on and protect the public assets of the town and develop them for everyone's benefit, to include everyone in those objectives."

Kenny Weissen states: "What is notable is that you have often 100% of the time you have people come before you with legitimate issues and concerns and other people not so legitimate but something they want to voice. Usually they expect the Town Board is going to examine their issue microscopically that they do, they don't realize all of the political and legal and conflicting factors that go into the broader scope as the Board would look at things. We want you to know as this group we respect that and understand it and it is really our purpose to offer us as potentially as a link as a service to the town and to the board, to do maybe some of the leg work assist in some of the objectives of the town. We don't feel there is any lack of commonality with the town's objectives and our objectives. Some people may think that we have some ulterior focus, motives limiting developments or restricting developments, what we are really all about is making sure that all those developments work for everybody. We have a lot of bright people on the board that are here and members that are not here that have a lot of experience being in municipal boards themselves involved in very professionally in this type of area we think that we can offer ourselves. We don't want to suggest it at this point although we have met many times; we have a laundry list of things, suggestions and ideas. We felt presumptuous at this time to offer it that way we just wanted to meet and greet initially and basically offer our services and helping hand."

Supervisor Steven Vegliante states: "We do have a lot of commonality when it comes to see what we see the future of Fallsburg becoming and what we kind of shaping up to being. The last time you guys were here at a meeting we talked about bringing on a consultant, we were a little disappointed because the consultant we currently work with Bob Geneslaw declined to get involved on a larger basis. He is at a stage in his career that he doesn't want to take on a pretty big job. I personally spoke to two other consultant firms hoping to have a proposal from them. We do have a proposal that just got late today from Pattern to Progress. They want to help us. They wouldn't really be our overall consultant to handle a complete review of our comprehension plan committee. They would whittle it down the work with a paid consultant will be less. Not sure if we are going to go that direction. I for one, the board will make a decision as a whole but feel a comprehension plan is kind of necessary at this point. Not only that we have a comprehension plan committee I fully expect we have your participation with that as well as others. I would like to get a cross section of our entire town. That is the only way it will really work and becomes an official document. Once that process is kind of set we have to look where the zoning go before that and what happens with the interim while we are looking at the comprehension plan

at the end do we pass a zoning code once a new plan is in place. One thing I really want to be careful about is no matter what you do and start talking about changing the zoning everybody on every side of an issue gets their back up and runs to a lawyer. However we proceed we are not admired in law suits. People come but I want to make sure we come from a defensible position and whatever we do we do for the best for Fallsburg going forward. Honestly doing a comprehensive plan committee I have an idea of what Fallsburg should look like. That is not necessarily come out on the comprehensive plan committee. If we get a new cross section that cross section will determine how Town of Fallsburg will look like. I expect another work session in May to be speaking to our planning consultants and move this forward we do share your concerns. "

Brian Manowan states: "We are doing more and more outreach. We will be at the kite fair at the college in a couple of weeks. We are preparing a short survey to start interacting with people. As we get more and more established we may be able to help you to find people who are interested."

Supervisor Steven Vegliante states: "I wasn't on the board the last time it was done, but when you do use types of comprehensive plan you do there are two kinds of sections to it. You start off with a steering committee that is mostly staff paid consultants that set up the structure of it. What you will be looking at and how often they are going to meet? Then you bring on a comprehensive plan committee which is this cross section. Getting as much public input as possible is really the goal. I suggest coming from the board we suggest throw some money at it. Marketing it and making sure everyone knows you are doing it. Making it as easy as possible to give their input, we have a diverse community and everyone has needs in their community. It all should kind of run into the full understood cause when we plan you can plan for a realistic Fallsburg."

Tammy Pratt states: "One of the things we did in the survey that has been created, the real key is looking for people who want community engagement. The whole point of the survey is to nickel out those people who want engagement. We will be able to hand you a fairly extensive piece of data of people of cross section from wherever with an interest in re-envision their community. That is one of the keys of that survey."

Kenny Weissen states: "I think that probably some board members would be a little shy when you talk about the comprehension plan because it is quite undertaking reading the old comprehension plan. That was some approach. I am wondering if there will be some consideration to not necessarily need to be a new comprehension plan but could be an examination of the existing comprehension plan seeing the areas that could be maintained because I presume a lot of it was very good work. A lot of it is going hold true to today. There may be areas that are though in the plan in reality may do not get addressed that effectuated the goal. So I don't think it should be all or nothing. There may be ways approaching with a concept in mind you want to

accomplish that may be less costly and less time consuming but still end up with the same benefits. I know one of the areas that I envision maybe from my angle being an attorney is that a lot of municipalities wish they had considered the political and legal ramifications of how they approached it from the very beginning before getting too involved with it I think that would be really wise thing to start you off at this hearing committee and serve you.”

Supervisor Steven Vegliante states: “In the general sense our comprehension plan is not ancient. There are some towns that have comprehension plans that go 15-25 years. Ours go back from 2008. There are aspects of it that obviously need to change. That is part of when we read through the Pattern for Progress I think that is exactly what they were looking to do. This 2/3 is fine focus on amending this, or start with this as your base document this is what you need to review on a go forward basis. The question whether or not we want to use someone like Pattern for Progress. There is going to be a new planning consultant which will probably go forward with us with the new zoning board and consult to our planning board. Question becomes do we want Pattern for Progress to start that process or there is going to be a new planning consultant that we all feel comfortable with. In the next month or so we will be grappling with this as a board member and our board members as well is whether or not what team do we really put together to get us to go on.”

Kenny Weissen states: “At whatever stage if you are interested we have spent a lot of time on targeting those areas we feel or need to be mostly addressed. If you wanted in some bullet point fashion at the point you may be interested in. We could surely compile it and provide it.”

Supervisor Steven Vegliante states: “We don’t even know the size of the comprehension plan committee yet. I could imagine at least one or more of you will be on it. So make yourselves available. They are going to be very relevant in the process going forward.”

Tammy Pratt states: “I think also in regards you mentioned lawsuits it is important how it is spoken about it. I think that is also what we are doing educating people on understanding what we want to focus on. So as a group we can be very cognitive of that.”

Supervisor Steven Vegliante states: “I know last year we did a small amendment to our zoning and the outcry in the orthodox community really it was unfounded, number one and we had to speak truth to power. What I want to avoid going forward people who have the financial incentive to oppose any changes in zoning speaking for actual residents and their goals are living there. I am proud to say that I have been around this county and have been to a lot of planning boards and been to a lot of town boards. I have seen a lot of opposition to a lot of things. There is not one anti-sematic

person on this board, all of us has Jewish heritage. There is not one person on this board that are not realistic in their view of Fallsburg having a significant orthodox community that is not going to change we just have to accommodate for it. We are not going to approach this any other way but be fair to all our residents. We are going to speak truth to power. We are going to make sure that the residents of this town know where we stand. We want their input; we want to put together a plan that works for the mosaic that is the Fallsburg blanket.”

Regina Mone states: “What is the possible time table?”

Supervisor Steven Vegliante states: “I am hopeful the beginning of May will meet with a couple of consultants I will probably meet with some and if I have a comfort level to bring to the work session to the board. I hope by May I will have one of two.”

Review Warrant #04B16 dated 4/20/16 in the amount of \$458,326.45.

* Review Warrant #04C16 dated 4/20/16 in the amount of \$27,752.24.

Executive Session:

6:35 p.m. Motion to enter into Executive Session as set forth in Public Officers Law Sec. 105 (1) regarding: **Personnel Matter involving the WWTP.**

Motioned by: Councilman Steingart Seconded by: Councilman Levner

6:46 p.m. Motion to adjourn Executive Session & convene Work Session & Legislative Meeting.

Motioned by: Councilman Steingart Seconded by Councilman Seletsky

6:47 p.m. Legislative Meeting called to order by Supervisor Steven Vegliante.

Salute to the Flag: By: Linda Ingber Supervisor's Secretary

Supervisor's Report: None

Legislator's Report:

Ira Steingart states: "Hi everybody, I just wanted to make sure that everybody is aware that this last month the legislature past the program of the Division of Planning and Environment to put a \$100,000 aside \$10,000 for each legislative district. This is for grant money to match to help towards economically development for non- profit. Here is the program I want to make sure you have a copy of it. The applications can start coming in. The first review is May 13th.

Liaison's Reports: **Councilman Seletsky states:** "Morningside is opening up the campground and park officially this Friday. Also a couple of events being planned one in May sought of spring cleaning festive day at the park, want to set up a table, there will be things for the kids. There will be some advertisement coming out. Also on July 4th the Board is planning another event with fireworks."

Supervisor Steven Vegliante states: "I would note that there are new people with the park, hiring James Goldfarb to handle programming which he is very excited. I wanted to hold a peace walk. My thought process is that we would do 4 foot peace signs, give them out to 15 artists. They can interpret the peace sign anyway they wanted with certain guidelines what to make sure that they are respectful of different things. We would then place them in Mountaindale, Woodridge and on the Rail Trail. Maybe have a Geo cash program and different things and at the end of the day auction them off. The money we raise we can coordinate an arts program in our parks. It didn't work two years ago. I am not an artist. James is very excited about it. I want to publically thank the parks, they are working hard,"

Correspondence: None

Citizens' Comments: **Allen Frishman states:** "I wanted to talk about what you just said about programs. James started something that on the 15th and 16th of this month, starting at the visitor's station in Mountaindale there is going to be a litter pluck on the rails to trails. There will be different sections if you want to work on those; there will be bags, pluckers and gloves available. Our next meeting is on the 18th we usually meet at Tony's Restaurant in Woodridge. I am inviting anyone who would

like to attend or give me an email address; we are always looking for more help to work on the rails to trails. Part of the comment I wanted to bring up is just a general question on litter. I spoke to Frank in the Code Enforcement office about that problem. I asked him about ticketing and the process and what's going on. He said you know that is overwhelming and it is. As you guys know that was one of the biggest things that I worked on when I was with the Town. He said that I need more help from the cops. I had a conversation with Simmie and was very surprised that he said that they don't give a lot of tickets for littering because the Board is going to get on his case and say why you are working on that when there are more important things to do. His words I am not making this up. Quite surprised by that, he said that if he starts giving out tickets you are going to get more heat from the Camps or the seasonal. I am asking if the Board can direct the Police if they see somebody littering give them a ticket. If it is a camp and they are using Ingber Park and a kid throws something on the ground give the ticket to the Camp Director and deal with the heat."

Councilman Seletsky states: "There is another way out. I am glad you brought it up. The park is working on Outreach, which you have a great list that I hope you will share with us since you have the renaissance list; since you are their liaison."

Supervisor Steven Vegliante states: "My prospective on this, if you see somebody littering, question there should be some degree of unfortunate. There should be a discussion with the police department whether they write a ticket for it. It certainly shouldn't be ignored. I can't imagine every time a kid throws a wrapper on the ground right in Ingber Park it justifies a ticket. It is certainly worth the discussion with them and necessary. We have substantial issues in the Town of Fallsburg and he probably felt that. I can't speak for him. Literally it is an important issue. Dumping is an important issue. I happen to know because the land I manage was dumped on. The police came out and went through the garbage and found mail. They went out and followed it up. I will have the conversation with Simmie."

Ocean Giles states: "I wanted to know are they still working on getting the Hurleyville Art Center in place yet. How much longer it is going to be? I would love for it to open."

Supervisor Steven Vegliante states: "Yes, it is an exciting building. It is a really beautiful building. It is 90% done. Just the parking lots won't be done until a few months. It isn't open for the public yet. It is a community building. A small piece will have commercial dance studio. Most of the time will be used for the Center for their programming. There will be a community aspect to some of the programming that there will be some shows and older movies. I don't know exactly know what is on the plan. The building is a real asset to the Hamlet of Hurleyville. I was pretty excited when I walked through it. Hopefully we will be able to have the cutting of the ribbon soon."

Operations:

Motion # 125

Motion to approve Legislative Meeting Minutes of April 11, 2016.

Motion by Councilman Steingart, Seconded by Councilman Seletsky

Motion carried 4 Ayes

Personnel:

Motion # 126

Motion to approve the following for seasonal employment as Office/Counter Persons in the Parks Department effective April 10, 2016.

Vicki Smith
May Hannold

Motion by Councilman Seletsky, Seconded by Councilman Steingart

Motion carried 4 Ayes

Motion # 127

Motion to appoint Scott McAfee to the position of Police Officer effective April 18, 2016.

Motion by Councilman Seletsky Seconded by Councilman Steingart

Motion carried 4 Ayes

Motion # 128

Motion to appoint Justin Sestokas to the position of Utility Water Plant Operator Licensed, Grade 2 a / 1 a – Step 1, effective May 2, 2016.

Motion by Councilman Seletsky Seconded by Councilman Levner

Motion carried 4 Ayes

Finance:

Motion # 129

Motion to approve Warrant #04B16 dated 4/20/16 in the amount of \$458,326.45.

Motion by Councilman Steingart Seconded by Councilman Seletsky

Motion carried 4 Ayes

Motion # 130

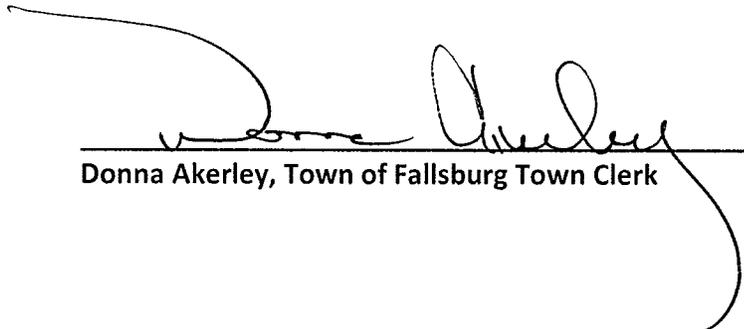
Motion to approve Warrant #04A16 dated 4/06/16 in the amount of \$27,752.24.

Motion by Councilman Steingart Seconded by Councilman Seletsky

Motion carried 4 Ayes

7:26 p.m. Motion to adjourn Legislative Session

Motioned by: Councilman Steingart Seconded by Councilman Seletsky



Donna Akerley, Town of Fallsburg Town Clerk